



DRUCE
▲ & PARTNERS ▲

2 Flinders Close
St. Albans, Hertfordshire AL1 5SZ
Guide Price £1,075,000

A spacious beautifully presented 6 bedroom semi-detached family home in favoured location close to Cunningham Hill Primary School , Samuel Ryder Academy Secondary School and within easy reach of the mainline station into St. Pancras International.

Recently extended and re-furbished with approx 2,500 sqft of accommodation over 3 floors with 6 double bedrooms , 3 shower rooms , sitting room with fire place, a fabulous approx 700 sqft dining / family room/ kitchen with bi-fold doors opening on to rear garden, utility , boot room , cloakroom , storage room , driveway parking and mature well stocked rear garden.



Ground Floor

Entrance Porch

Opaque window to side.

Entrance Hall

Panelled radiator

Storage / Boot Room / Cloaks

10'7 x 5'1 (3.23m x 1.55m)

Radiator.

W.C

Tiled floor and part tiled walls. Wash hand basin. Low Level W.C. Radiator/ towel rail.

Living Room

15'4 x 10'11 (4.67m x 3.33m)

Marble fireplace. Wide bay window to front. Panelled radiator. Glazed double doors to...

Kitchen / Dining Room / Family Room

29'7 x 23'1 (9.02m x 7.04m)

A superb room recently re-fitted. with excellent range of fitted cupboards, drawers, wall cabinets with granite work surfaces. Sink with mixer tap. Central island range of cupboards with granite work surface. 2 Ceramic electric hobs, integrated electric oven. Integrated dishwasher. 2 Radiators. Understairs cupboards. 3 Velux roof lights. Full width sliding patio doors opening onto decked terrace and garden.

Utility Room

10'8 x 7'4 (3.25m x 2.24m)

Stainless steel sink. Range of cupboards, work surfaces and wall cabinets. Recess and plumbing for washing machine. Space for fridge/ freezer. Gas boiler. Radiator/ towel rail. Water softener

FIRST FLOOR

Landing

Bedroom 3

21'7 x 8'9 (6.58m x 2.67m)

2 Radiators. 2 windows to front.

Jack and Jill En-Suite Shower Room to Bedrooms 3 &

Large tiled shower cubicle with chrome shower fitting. Wash hand basin with cupboards under. Low level W.C. Tiled floor. Inset ceiling lights. Radiator / towel rail. Electric shaver point.

Bedroom 4

10'8 x 8'8 (3.25m x 2.64m)

Radiator. Window overlooking rear garden.

Bedroom 5

10'11 x 10'5 (3.33m x 3.18m)

Radiator. Window overlooking rear garden.

Bedroom 6

12'2 x 8'9 (3.71m x 2.67m)

Radiator. Window to front.

Family Bathroom

Fully tiled shower cubicle with chrome shower fittings. Wash hand basin with cupboard under. Low level W.C. Towel rail / radiator. Inset ceiling lights. Electric shaver point. Opaque window to rear. Tiled walls and part tiled floor.

SECOND FLOOR

Landing

Bedroom 1

16'5 x 15'3 (5.00m x 4.65m)

Radiator. Inset ceiling lights. Eaves storage. Velux roof lights .

Bedroom 2

16'4 x 10'8 (4.98m x 3.25m)

Dual aspect with windows to front and rear. Radiator. Eaves storage. Velux roof lights.

Shower Room

Shower cubicle with chrome shower fitting. Pedestal wash hand basin. Low level W.C. Radiator / towel rail. Inset ceiling lights. Tiled floor. Part tiled walls. Opaque window.

OUTSIDE

Store Room

7'3 x 5'5 (2.21m x 1.65m)

Driveway

Off-street parking ..

Front Garden

Flower and shrub borders.

Rear Garden

Full width decked area with cold water tap and power sockets. Lawned with flower & shrub borders, hedges and mature trees. Timber garden shed with power..

ALL MAINS SERVICES

CCTV

CCTV (two cameras to front, one to rear)

Solar Panels

The property benefits from a 3.2kWp solar panel array. In the last full year it produced 2,800 kW hours of electricity.

As well as being able to use any electricity - as it is generated - for free, the installation has a generous Fee-in-Tariff (FIT) rate of 60p per kWh produced (so a payment of c£1,680 pa in addition the free electricity).

This FIT payment is index-linked (RPI) with a contract that has 12 years remaining.

EPC

Band B.

Council Tax

Band: E

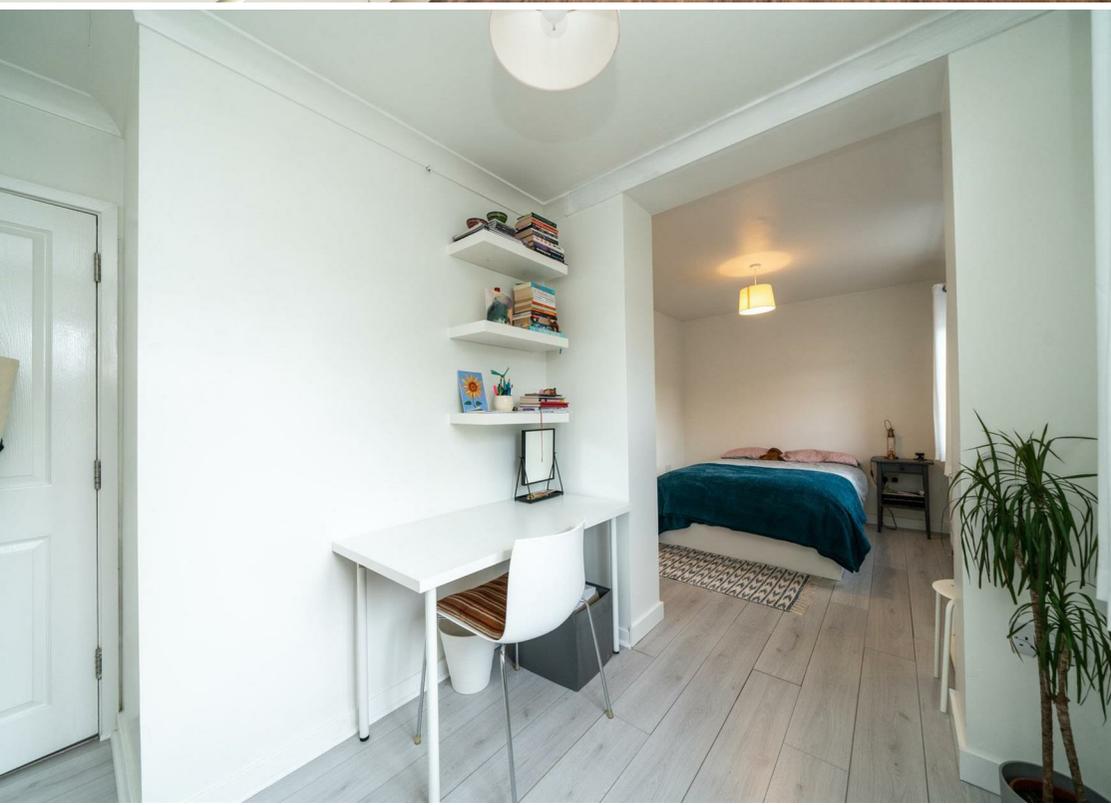
Currently £2,437.18 p.a.

Viewing

Through Druce & Partners, telephone: 01727 855232
sales@druce-partners.co.uk

Agents Note

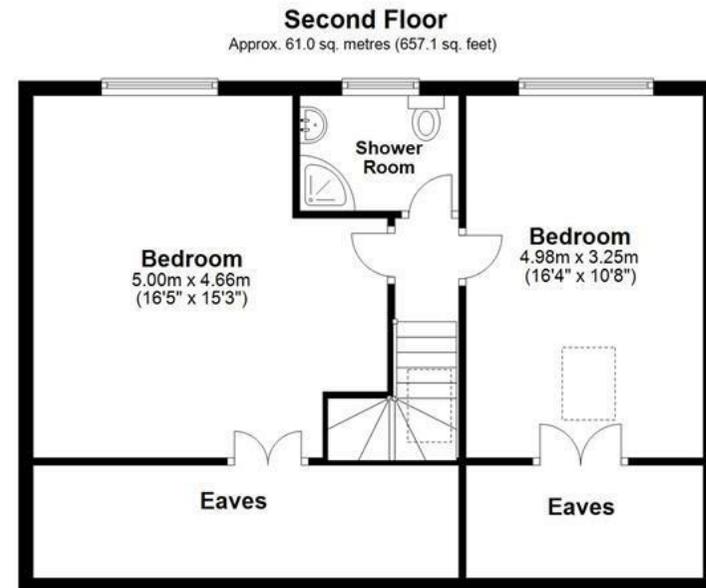
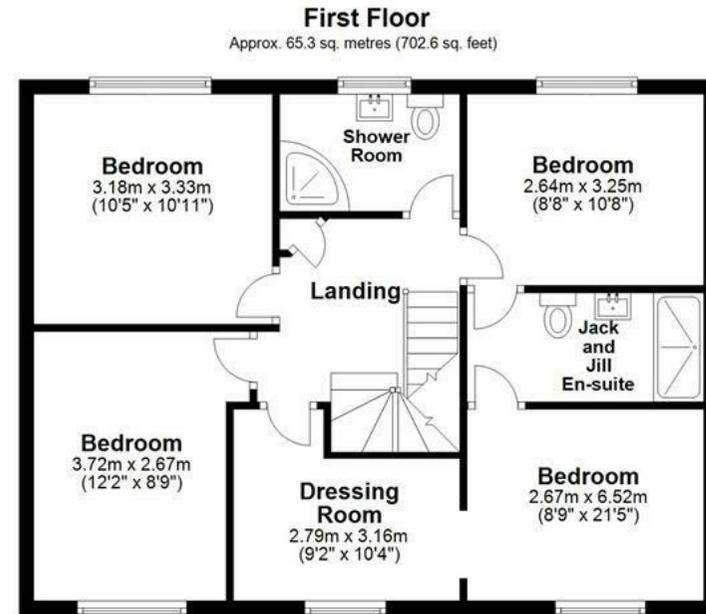
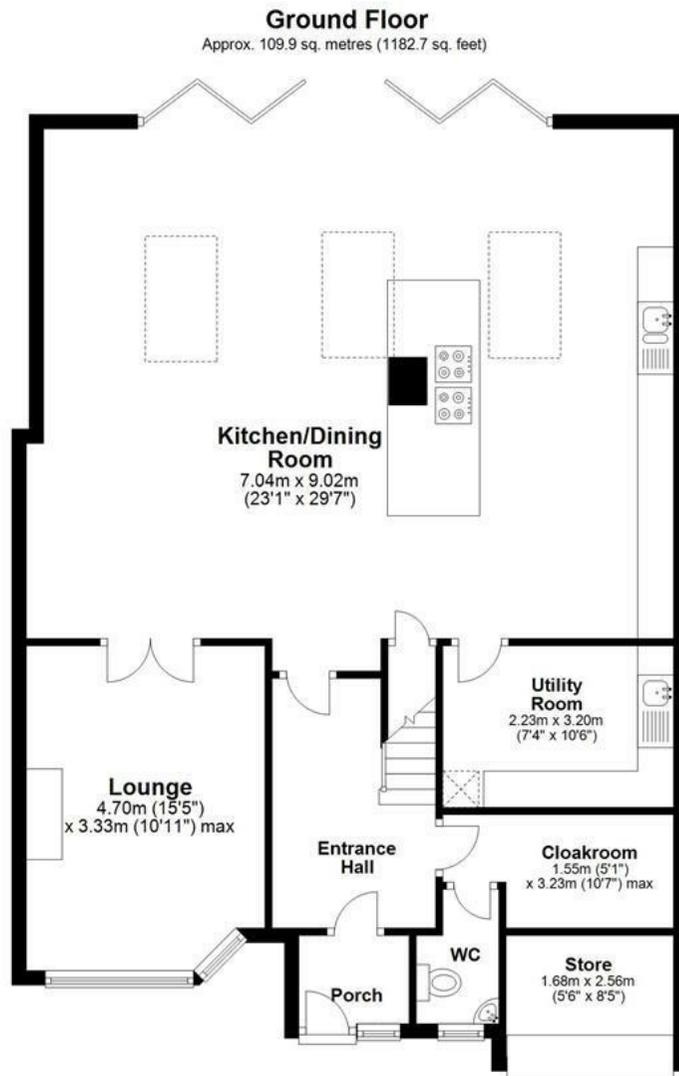
These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information 1. All measurements are approximate. 2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.











Total area: approx. 236.2 sq. metres (2542.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.